



## 65 St. Georges Road, Wallasey, CH45 6TU Offers Over £299,999

 3  3  2  A

St. Georges Road in Wallasey, this exquisite three-bedroom detached house offers a perfect blend of modern living and comfort. Recently refurbished to a high standard, the property boasts a stylish family kitchen and a well-appointed bathroom, ensuring ample space for both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The thoughtful design of the home allows for a seamless flow between the living spaces, creating an atmosphere of warmth and togetherness.

The property features off-road parking for two vehicles at the front aspect, providing convenience and ease for busy families. The rear garden presents a delightful outdoor space, perfect for children to play or for hosting summer barbecues with friends and family.

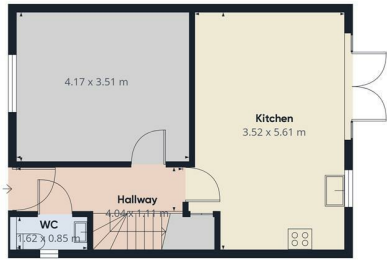
This home is not just a property; it is a sanctuary for those seeking a peaceful yet vibrant community. With its prime location in Wallasey, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this beautifully refurbished detached house on St. Georges Road is a rare find, offering modern comforts in a desirable location. Do not miss the opportunity to make this stunning property your new home.

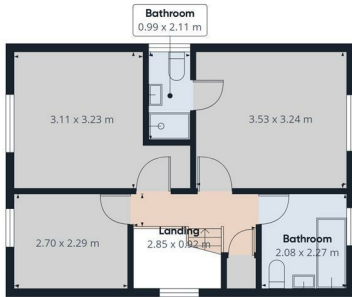
- Three Bedroom Detached Property
- Fully Refurbished To A High Standard
- Architect's Certificate
- Three Year Warranty With Kitchen Appliances
- Built To Current Building Regs Including Escape Windows To All Bedrooms
- Bespoke Architect Designed Dwelling To Complement The Local Area
- Newly Fitted Solar Panels
- Sought After Locaton
- New Build
- EPC Rating A

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313



Floor 0



Floor 1

Approximate total area\*  
83.18 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GRAFFE 360



**Energy Efficiency Rating**

	Current	Potential
<p><b>Vary energy efficient - lower running costs</b></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>95</b></p>	<p><b>95</b></p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**93-95 Wallasey Road, Wallasey, Merseyside, CH44 2AQ**  
**T. 0151 638 6313 | E. sales@bakewellhorner.co.uk**  
<https://www.bakewellhorner.co.uk/>